

MEETING MINUTES, PLANNING COMMISSION, JANUARY 8, 2007

Present: Phil Tinkle, Tom Bridges, Carmen Madsen, Trent Pohlar, Bettina Settles, Duane O'Neal, Jerry Ott, Tom McClain; Bruce Armstrong, Shawna Koons-Davis, City Attorney; Ed Ferguson, Planning Director; Janice Nix, Recording Secretary

The meeting was called to order at 6:15 p.m. by Trent Pohlar, President.

Pohlar welcomed the two new members to the Commission, Tom Bridges and Bruce Armstrong.

ELECTION OF OFFICERS

President – Tinkle nominated Trent Pohlar, seconded by Madsen. **Motion carried** unanimously.

Vice-President – Madsen nominated Phil Tinkle, seconded by Settles. **Motion carried** unanimously.

PREVIOUS MINUTES

December 11th - Tinkle had two amendments: a) PC2006-066 – property should be listed as east of the railroad tracks rather than west of the railroad tracks; b) on page 3, in the paragraph listing examples of type of materials to be used, the word "per" should be "were". Tinkle moved to approve the minutes as amended, seconded by Settles. Vote for **approval** was unanimous, 8-0 (with Armstrong abstaining). **Motion carried**.

NEW BUSINESS – SITE DEVELOPMENT PLANS

Docket PC2007-008 – Site Development Plan – Med Tech College, Block E, South Park Business Center – 2.599 acres zoned I-1 Industrial – GDR Investments, LLC, owner; Northpointe Engineering, representing.

Donna Smithers, Northpointe Surveying, came forward and was sworn.

The site plan was presented, as well as colored renderings of the proposed building and layout.

This project has not been reviewed by the I-65 Overlay Committee. Any recommendations that the committee might make when reviewing this project should be made a condition of the Commission's approval this evening. A condition will be added to the Tech Committee recommendations requiring I-65 Overlay review and approval.

It was also noted that Tech Committee recommendation #4 should be revised to read as follows (beginning with second sentence) Landscape plantings "and parking lot pavement" along eastern perimeter shall require BPWS approval if encroaching into sanitary sewer easement.

Tinkle moved to approve PC2007-008, subject to the recommendations of the Tech Committee, as amended, being met, seconded by Settles. Vote for **approval** was unanimous, 9-0. **Motion carried**.

Docket PC2007-009 – Site Development Plan – Auto Zone (revised), located at 785 S. U.S. 31 – 4.11 acres zoned C-2 Commercial. Paragon Development, LLC, applicant; Roger Ward Engineering, representing.

Roger Kilmer, Baker & Daniels; Tom Grooms, Paragon Development; and Neil VanTrees, Roger Ward Engineering came forward and were sworn.

The site plan has been revised concerning the dry detention area. The detention area will be deleted and an underground detention system will be installed. The layout of the building and site, as originally approved, has not changed.

Kilmer stated they are in agreement with the Tech recommendations, except as follows: TRC recommendation #2, concerning the requirement to replace the existing clay pipe, the petitioner has

had the pipe tested and it has been found to be structurally sound. Paul Peoni, City Engineering Dept, pointed out that at the Tech Committee meeting, Sanitation Supt. Keith Meier felt very strongly that the pipe should be replaced due to it's age and due to the fact that it will become a public line with the installation of this project. TRC recommendation #4, concerning further review and approval by the City Engineering Dept, the petitioner feels that is too much of an "open ended comment". After discussion by the Commission it was consensus that more review is needed by the Engineering Dept. due to the fact that the proposed system being installed has not been used frequently.

O'Neal moved to approve PC2007-009, subject to the recommendations of the Tech Committee being met, seconded by Settles. Vote for **approval** was unanimous, 9-0. **Motion carried.**

OLD BUSINESS

Docket PC2006-069 – Secondary Plat – CVS @ Sutton Park, 586 S. S. R. 135 – 2.20 acres zoned C-2 – proposed pharmacy – Cedarwood Development, owner; Smith Neubecker & Assocs., petitioner, representing.

Joe Meyer, KOE Engineering; Kristen Taylor, Smith Neubecker & Assocs.; and Scott Holman, Cedarwood; came forward and were sworn.

The revised site plan/plat has been discussed with the Technical Review Committee. Taylor stated they are in agreement with the conditions proposed by the Tech Committee at their last meeting January 4, 2007.

Tinkle moved to approve PC2006-069, subject to the recommendations of the Tech Committee being met, seconded by Settles. Vote for **approval** was unanimous, 9-0. **Motion carried.**

Docket PC2006-070 – Site Development Plan – CVS @ Sutton Park, 586 S. S. R. 135 – 2.20 acres zoned C-2 – proposed pharmacy – Cedarwood Development, owner; Smith Neubecker & Assocs., petitioner, representing.

Joe Meyer, KOE Engineering; Kristen Taylor, Smith Neubecker & Assocs.; and Scott Holman, Cedarwood; came forward and were sworn.

Landscape waiver #1 – Section 10-472-18.07 – Bufferyard Landscaping Requirements – Motion for approval by Tinkle, seconded by Madsen. Vote for **approval** was unanimous, 9-0. **Motion carried.**

Landscape waiver #2 – Section 10-472-18.06 – General Landscaping Requirements – Motion for approval by Settles, seconded by Tinkle. Vote for **approval** was unanimous, 9-0. **Motion carried.**

Access to the site will be off of Marlin Drive. Marlin Drive will be extended from Smith Valley Rd. northward to the CVS site.

Taylor asked that Tech Committee recommendation #6 be removed because it no longer applies to the site as now presented. Staff concurred that this is no longer needed.

She also asked that Tech Committee recommendation #8 be amended to delete the requirement for an additional right turn lane. Discussion ensued. Paul Peoni is not in agreement with modifying #8. Scott Holman came forward to discuss the right turn lane. He feels the modifying it as they propose will enhance the safety for the site.

Ott moved to approve PC2006-070, subject to the recommendations of the Tech Committee being met, as amended, with the deletion of #6, and amending #8 to strike the first sentence requiring the right turn lane be installed, seconded by Tinkle. Vote for **approval** was 6 for, 3 against (O'Neal, McClain, Bridges). **Motion carried.**

OLD BUSINESS – PUBLIC HEARING

Docket PC2006-055 – Primary Plat – Wheatfield Subdivision – a written request for continuance for an indefinite time period was received earlier today from Joe Van Valer, Attorney. O’Neal moved to grant the indefinite continuance, seconded by Tinkle. Vote for **approval** for the **continuance** was unanimous, 9-0. **Motion carried.**

Docket PC2006-057 – Primary Plat – 3021 Stella Drive – proposed 4-lot commercial subdivision located at 3021 Stella Drive – 4.52 acres zoned C-1 Commercial. Christy Management, LLC, owner; Crossroad Engineers, representing.

Greg Ilko, Crossroad Engineers; Derrick Christy, owner; and members of the audience were sworn.

Ken Walls, adjacent property owner, came forward. He inquired as to the reasoning for the additional access onto Stella Drive.

Ilko came forward for rebuttal. He explained the additional access onto Stella Dr. is a fire safety issue. It is required to have two access points for fire and police vehicles, etc.

Mr. Walls was also concerned about drainage and traffic patterns in the area.

Tinkle moved to approve PC2006-057, subject to the recommendations of the Tech Committee being met, seconded by Settles. Vote for **approval** was unanimous, 8-0, with one abstention (Bridges). **Motion carried.**

OLD BUSINESS FROM THE FLOOR

Foxmoor Homeowners Association – request pertaining to zoning commitments – a letter was received from the homeowners association asking for a continuance to the February 12, 2007, meeting. Tinkle moved to continue this matter to the February 12, 2007, meeting, seconded by Settles. Vote for **approval** for **continuance** was unanimous, 9-0. **Motion carried.**

NEW BUSINESS – PUBLIC HEARINGS

Docket PC2007-001 – Primary Plat – Extension of Southlake, proposed 155 lot subdivision located south of Worthsville Rd., west of Graham Rd. - 53.407 acres zoned R-2A Residential. Bainbridge Southlake, LLC, owner; Schneider Engineering, representing.

Ott made a motion deeming that it does not meet our ordinance based upon staff recommendation, seconded by McClain. Vote for approval of the motion was unanimous, 9-0. **Motion carried.**

Docket PC2007-002 – Change in Previously Approved Commitments – Village @ Honeycreek – proposed change in commitments for subdivision located on the nw corner of Stones Crossing Rd. & Worthsville Rd. – 67.643 acres zoned R-3 Residential. Village @ Honey Creek, LLC, owner; Projects Plus, representing.

Max Cooper, Projects Plus, came forward and was sworn. He explained that the density will be the same. Changes are being made to housing amounts and types.

O'Neal moved to approve PC2007-002, seconded by Tinkle. Vote for **approval** was unanimous, 9-0. **Motion carried.**

Docket PC2007-006 – Primary Plat – County Line Corners – proposed commercial subdivision consisting of 1 lots w/3 blocks located at the sw & se corners of the intersection of Graham Rd. & County Line Rd. – 100.47 acres zoned C-2 Commercial. County Line Partners, LLC, owner; Schneider Corp., representing.

Mike Diamente, Schneider Corp., and members of the audience were sworn.

Mr. Ferguson asked that Tech Committee Recommendation #7 be amended to add "as part of the secondary plat and site development plans for Block A or Block B, whichever occurs first."

Derrick Christy, business owner, came forward. He asked for the Commission to consider requiring the petitioner's to change the proposed name of the project. He pointed out that there is already a shopping area just north of County Line Rd. that bears the same name. Mr. Ferguson stated that there is also a shopping area within the Greenwood city limits with the same name also. It was consensus of the Commission to make this requirement a part of the Tech Committee recommendations (added as #10).

Discussion of how many lots will be allowed within each block took place. It was consensus that the maximum number of lots within blocks should be assigned when the secondary plat is filed. This was added as Tech Committee recommendation #11.

Settles moved to approve PC2007-006, subject to the recommendations of the Tech Committee being met, as amended, seconded by Tinkle. Vote for **approval** was unanimous, 9-0. **Motion carried.**

ANNOUNCEMENTS/REPORTS

Mr. Ferguson said he is scheduling meetings for the Comp Plan committees. He is hopeful that he will have a schedule of those meetings out by the next Plan Commission meeting, which is a training session.

An I-65 Overlay Committee meeting needs to be set to review the Med Tech College project (PC2006-008). It was decided to hold the I-65 Overlay Committee meeting on January 17, 2007, at 6:00 p.m. at the City Building. The Design Standards Committee will meet immediately following the Overlay meeting. Pohlar stated the Overlay Committee membership will remain the same as 2006 with the exception of Bruce Armstrong who will replace Keith Hardin on the committee.

O'Neal moved to adjourn, seconded by Madsen. Meeting was adjourned at 8:35 p.m.

JANICE NIX
Recording Secretary

TRENT POHLAR
President